

BOARD OF SUPERVISORS
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Board of Supervisors held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of ____, 2003:

Present

Vote

James S. Burgett, Chairman
Thomas G. Shepperd, Jr., Vice Chairman
Walter C. Zaremba
Sheila S. Noll
Donald E. Wiggins

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO APPROVE A SPECIAL USE PERMIT TO AUTHORIZE
THE ESTABLISHMENT OF A MINI-STORAGE WAREHOUSE FACILITY
ON 2.6 ACRES ALONG ROUTE 134

WHEREAS, Kenneth Dale Moore has submitted Application No. UP-610-02 (amended), which requests a Special Use Permit, pursuant to Section 24.1-306 (Category 14, No. 6) of the York County Zoning Ordinance, to authorize the establishment of a mini-storage warehouse facility on a 2.6-acre portion of a parcel located on Hampton Highway (Route 134) and further identified as Assessor's Parcel No. 37-158; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission recommends denial of this application; and

WHEREAS, the York County Board of Supervisors has conducted a duly advertised public hearing on this application; and

WHEREAS, the Board has carefully considered the public comments and Planning Commission recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the ____ day of ____, 2003 that Application No. UP-610-02 (amended) be, and it is hereby, approved to authorize the establishment of a mini-storage facility on 2.6 acres along Hampton Highway (Route 134) subject to the following conditions:

1. This use permit shall authorize the establishment of a mini-storage warehouse facility on 2.6 acres of a 6.3-acre parcel of land located along Hampton Highway (Route 134) and further identified as Assessor's Parcel No. 37-158.
2. A site plan prepared in accordance with the provisions of Article V of the York County Zoning Ordinance shall be submitted to and approved by the York County Department of Environmental and Development Services, Division of Development and Compliance, prior to the commencement of any construction or land disturbing activities on the site. Except as modified herein, said site plan shall be in substantial conformance with the sketch plan entitled "Revised Sketch Plan: Proposed Self Storage Facility, Hampton Highway (Alt. #2)," prepared by Campbell Land Surveying, Inc. and dated December 6, 2002.
3. The mini-storage warehouse facility shall be developed and operated in accordance with the standards set forth in Section 24.1-483, Standards for all wholesaling and warehouse uses, and Section 24.1-484, Standards for mini-storage warehouses, of the York County Zoning Ordinance.
4. A Type 25 (twenty-five-foot) transitional buffer shall be constructed and maintained along the entire rear portion of the 2.6-acre parcel, adjacent to the Belmont Apartment complex. Landscape plantings in the Type 25 buffer shall be in accordance with the planting requirements and ratios for a Type 35 (35') buffer.
5. A ten-foot (10') landscape yard shall be provided along the parcel's northern boundary where it abuts the two adjacent parcels located along Hampton Highway (Assessor's Parcel Nos. 37-157B and 37-157D). Landscape plantings in this landscape yard shall be in accordance with the planting requirements and ratios for a Type 25 (25') buffer.
6. A thirty-five-foot (35') greenbelt buffer shall be maintained along the entire frontage of the development in accordance with 24.1-245, Greenbelts, of the York County Zoning Ordinance.
7. The hours of operation of the facility shall be limited to 6:00 a.m. to 9:00 p.m. daily.
8. A single commercial entrance to Route 134 shall serve the entire 6.3-acre site, regardless of any future subdivision. The applicant shall accomplish this through the recordation of a ten-foot (10') restricted access easement along the entire Hampton Highway frontage of the subject parcel exclusive of the proposed entrance depicted on the referenced sketch plan.
9. All outward-facing walls shall be constructed of split-face block and shall be compatible in color and architecture with the adjacent Wash-Moore car wash facility and Belmont Apartment complex.
10. Freestanding signage for the development shall be limited to one ground-mounted monument type sign. Said sign shall be constructed of brick or split-faced block

- material and shall be compatible in color and architecture with the rest of the development.
11. The development shall be limited to a maximum of 50,300 net square feet of rentable space.
 12. All warehouse doors shall face the inside of the mini-storage warehouse development. No warehouse doors shall be sited along or in the exterior façade of the mini-storage warehouse development.
 13. Fencing shall be of a black, wrought iron style. The use of chain link or similar theft-deterrent wire (i.e., barbed wire, razor wire, etc.) anywhere on the property shall not be permitted.
 14. Building height shall be no greater than fifteen feet (15'), as measured from the finish grade, except for any gables on the decorative facade, which may be no greater than thirty feet (30'), as measured from the finish grade.
 15. The applicant shall be responsible for compliance with the regulations in Section 24.1-115(b)(6) of the Zoning Ordinance that pertain to the recordation of this resolution in the office of the Clerk of the Circuit Court.